



Rhoslan , Bow Street
Aberystwyth Ceredigion SY24 5BA
Guide price £325,000



Situated in the centre of the village a detached 3 bedroom bungalow with huge development potential (subject to obtaining the necessary consents).

Rhoslan is a spacious detached 3 bedroomed centrally heated bungalow in need of modernisation set in its own private garden with additional further land which currently comprises of two banks of 6 single garages. The whole is well suited to its current use or for potential redevelopment. Rhoslan is in the ideally located village of Bow Street, some 3 miles or so North of the University and market town of Aberystwyth.

The property is conveniently situated to local amenities that include the Spar Supermarket, Public houses and public transport which also includes the recently opened railway station which commutes to Aberystwyth and further afield. The market town of Aberystwyth has a good range of local and national retailers in addition to major employers such as the University, National Library of Wales and Bronglais hospital.

The property is traditionally constructed with rendered elevations under a pitched slate roof. Early viewing is strongly recommended for an excellent opportunity to acquire a private residence with large grounds and gardens or indeed potential as an increasingly rare redevelopment opportunity.

TENURE

Freehold

SERVICES

All mains' services are connected. Gas fired central heating.

COUNCIL TAX

Band D

VIEWING

Strictly by appointment with the selling agents: Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 62 61 60 / sales@aledellis.com.

Rhoslan provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

Front entrance door to

Storm Porch

Glazed entrance door to

Reception Hall



Original block floor, doors leading off to

Living Room and Dining Area (L shaped in nature)

(15'3 x 7'2) x (10 x 10'4) ((4.65m x 2.18m) x (3.05m x 3.15m))



With windows to front and side, solid herringbone block floor, tiled fireplace.



Kitchen/ Dining Room
16'9 x 13'8 (5.11m x 4.17m)



Modern fitted kitchen with a range of base and eye level units, sink unit, space for white goods, breakfast bar arrangement, airing cupboard with gas fired boiler providing for central heating.



Rear Porch/ Utility
8'2 x 7'2 (2.49m x 2.18m)



With doors to rear garden.

Off the Hallway

Bathroom
7'1 x 7'5 (2.16m x 2.26m)



With original white suite.

Bedroom 1
13'6 x 11'1 (4.11m x 3.38m)



With door to rear garden.



Bedroom 3
8'9 x 10'4 (2.67m x 3.15m)



With wardrobe.

Bedroom 2
9'11 x 10'4 (3.02m x 3.15m)



With wardrobe.



Externally
Large grounds and gardens with 2 terraces of garages.

Driveway which leads to tarmacadamed area with access to 2 banks of part open fronted and part enclosed garages, each with 7 single garages.
To rear, attractive lawned gardens with raised vegetable beds and former pigsties used as garden stores with further lean stores to rear.
All within a well-defined enclosed boundary fence with further lawned and small orchard to front.





to Rhoslan. The property will be denoted by a 'For Sale' board.

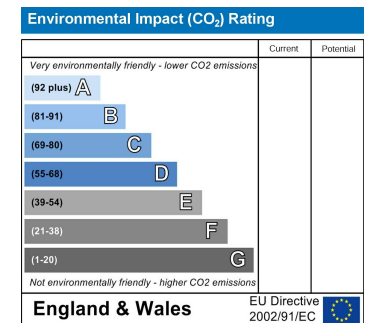
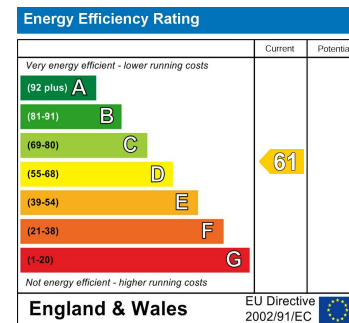
What 3 words: erupts.washroom.quits.



Directions

From Aberystwyth proceed North and continue to the village of Bow Street. In the village, pass the spar on the right-hand side, taking the next left turn onto the driveway which leads





16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP
 Tel/Ffon: 01970 626160
 Email/E-Bost: sales@aledellis.com